

REQUEST FOR COUNCIL ACTION

MEETING
7-21-03

227-

AGENDA SECTION: PUBLIC HEARING	ORIGINATING DEPT: PLANNING	ITEM NO. E-13
ITEM DESCRIPTION: Final Plat #03-22 to be known as Chateau First Replat		PREPARED BY: Mitzi A. Baker, Senior Planner

July 16, 2003

Staff Recommendation:

Staff has reviewed this final plat for compliance with the applicable regulations and recommends approval subject to the following conditions/modifications:

- 1. Water service is currently not available to Lot 2. A utility easement shall be provided crossing Lot 1 to serve Lot 2. An additional public utility easement shall be provided along the south-easterly side of Lot 2 to accommodate additional utilities. The Final Plat documents must be revised to add the utility easements as required by RPU and the City.*
- 2. Prior to recording the final plat documents, the E911 Addressing and GIS Impact fee's shall be paid as specified in the attached memorandum from the Planning Department GIS/Addressing staff dated July 8, 2003.*
- 3. Access to Lot 2 shall be internal from within this subdivision, or from Chataeu Subdivision. NO direct access is permitted from East Circle Drive NE/CR 22.*

Council Action Needed:

- 1. If the Council wishes to proceed, it should instruct the City Attorney to prepare a resolution with findings supporting their decision.*

Distribution:

1. City Clerk
2. City Attorney
3. Planning Department File
4. Applicant: This item will be considered sometime after 7:00 p.m. on Monday July 21, 2003, in the Council/Board Chambers at the Government Center, 151 4th Street SE.
5. McGhie & Betts, Inc.

COUNCIL ACTION: Motion by: _____ Second by: _____ to: _____

RECEIVED
JUL - 3 2003

JUL - 3 2003

**ROCHESTER OLMSTED
PLANNING DEPARTMENT**

I hereby certify that I have surveyed and plotted the property described on this plot as CHATEAU FIRST REPLAT; that this plot is a correct representation of the survey; that all distances are correctly shown on the plot in feet and hundredths of a foot; that all monuments will be correctly placed in the ground as designated; that the outside boundary lines are correctly designated on the plot; and that there are no wet lands as defined in MS 506.02, Subd. 1, or public highways to be designated other than as shown.

The surveyor's certificate was subscribed and sworn to before me, a Notary Public, this _____ day of _____, 2001.

My commission expires _____

I certify that this plot has been checked mathematically,
and that the plot conforms to the applicable laws, this
_____ day of _____, 2003.

State of Minnesota
County of Olmsted
City of Rochester

_____ 2003, the accompanying plot was duly approved by the Common Council of the City of Rochester.

In testimony thereof I have hereunto signed my name and
affixed the seal of said City of Rochester this _____
day of _____, 2003.

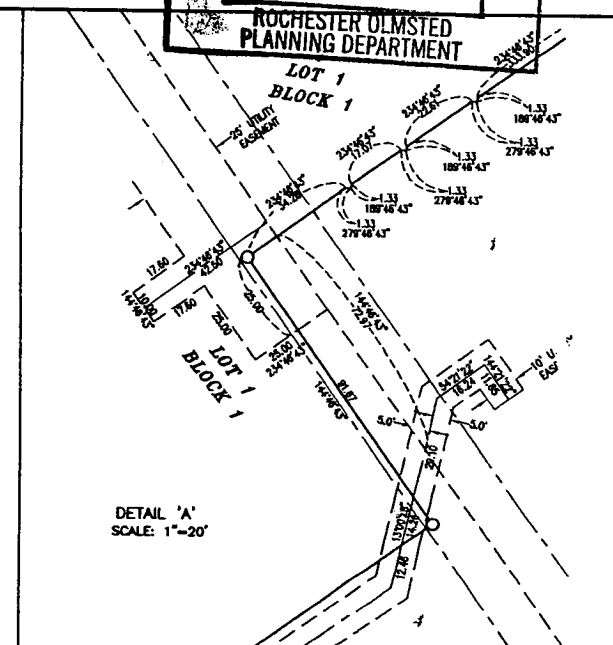
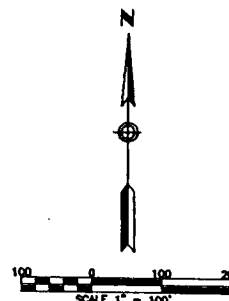
Taxes payable in the year 2003 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this _____ day of _____, 2003.

DOCUMENT NUMBER

I hereby certify that this instrument was filed in the Office of the Registrar of Titles for the record on this _____ day of _____, 2003, at _____ o'clock _____ M., and was duly recorded in the Clatsop County records.

Registrar of Titles – Property Records & Licensing

Deputy



DETAIL 'A'
SCALE: 1"=20'

KNOW ALL MEN BY THESE PRESENTS: That Shopko Properties, Inc., a Minnesota Corporation, owner and proprietor of the following described property situated in the City of Rochester, State of Minnesota, to wit:

Lot 3, Block 1,
CHATEAU SUBDIVISION
Rochester, Minnesota

has caused the same to be surveyed and plotted as CHATEAU FIRST REPLAT and does hereby dedicate to the public for the public use forever, the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said Shopko Properties, Inc., a Minnesota Corporation, has caused these presents to be signed by its proper officers this _____ day of _____, 2003.

Shopko Properties, Inc.

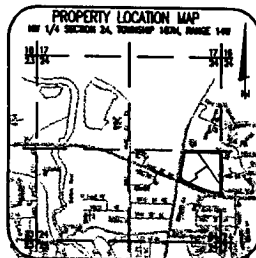
By _____

State of _____
County of _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2003 by _____, and _____ officers of Shopko Properties, Inc.

Notary Public, _____ County, _____

My Commission expires _____



ET: R/W LINE T.H. NO. 63
HWY R/W PLAT NO. 28
(PER DOC. NO. 37665 AND
MDOT R/W PLAT NO. 55-27
filed on Dec. No. 44572)

MEY LINE OILFIELD CO.
HWY R/W PLAT NO. 28
(DOC. NO. 38473 AND
QCD DOC. NO. 44229) -

U.S.A.H. No. 22
TEAST CIRCLE DRIVE N.E.

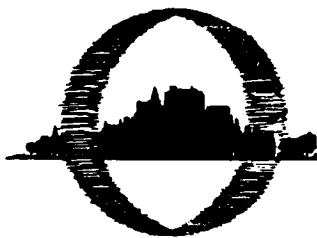
NOTE:
ALL MONUMENTS SHOWN HAVE 0
ARE 5/8" I.D. COPPER PIPES SET
WITH LICENSE NO. 11422, WHICH
WILL BE SET WITHIN 1 YEAR AFTER
RECORDING OF THIS PLAN.

ALL MOMENTS SHOWN THIS: \bullet
ARE FOUND 5/8" ID PIPE UNLESS
OTHERWISE NOTED

BASIS OF HEAVING SYSTEM :
 PLAT HEAVINGS ARE MINNESOTA STATE PLANT
 AND ADULTS MEASURED TO THE NEAR
 FROM GROUND MOUTH.

PREPARED BY
MCNEIL & BETTS, INC.
CONSULTING ENGINEERS
PLANNERS, LAND SURVEYORS
BOONVILLE, MISSOURI

CHATEAU FIRST REPLAT



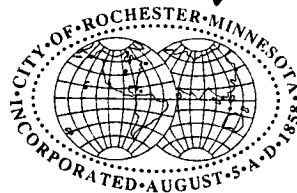
ROCHESTER-OLMSTED PLANNING DEPARTMENT

2122 Campus Drive SE, Suite 100 • Rochester, MN 55904-4744

COUNTY OF

Olmsted

www.olmstedcounty.com/planning



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TO: Rochester Common Council

FROM: Mitzi A. Baker, Senior Planner

DATE: July 16, 2003

RE: Final Plat #03-22 to be known as Chateau First Replat by GAC & M Properties, LLC. The applicant is proposing to re-subdivide Lot 3, Block 1 Chateau Subdivision into 2 lots for development. The property is located along the north side of East Circle Drive NE (CSAH 22) and along the east side of TH 63.

Planning Department Review:

Applicant/Owner: GAC & M Properties, LLC
3805 SE 20th St.
Rochester, MN 55904

Surveyors/Engineers: McGhie & Betts, Inc.
1648 Third Ave. SE
Rochester, MN 55904

Report Attachments:

1. Referral Comments
2. Location Map
3. Copy of Final Plat

Plat Data:

Location of Property: This plat is located along the north side of East Circle Drive NE (CSAH 22) and along the east side of TH 63.

Zoning: The property is zoned B-4 (General Commercial).

Proposed Development: The Plat proposes to re-plat Lot 3, Block 1 Chateau Subdivision into two lots. Shopko is located on Lot 1, Block 1, Lot 2 would facilitate additional development in the B-4 district.

Streets: There are no new roadways being dedicated with this Plat. The adjacent road right-of-way was previously dedicated or platted.



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Planning Staff and Recommendation:

Staff would recommend approval subject to the following conditions:

1. ***Water service is currently not available to Lot 2. A utility easement shall be provided crossing Lot 1 to serve Lot 2. An additional public utility easement shall be provided along the south-easterly side of Lot 2 to accommodate additional utilities. The Final Plat documents must be revised to add the utility easements as required by RPU and the City.***
2. ***Prior to recording the final plat documents, the E911 Addressing and GIS Impact fee's shall be paid as specified in the attached memorandum from the Planning Department GIS/Addressing staff dated July 8, 2003.***
3. ***Access to Lot 2 shall be internal from within this subdivision, or from Chataeu Subdivision. NO direct access is permitted from East Circle Drive NE/CR 22.***

ROCHESTER

— Minnesota —

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TO: Consolidated Planning Department
2122 Campus Drive SE
Rochester, MN 55904

DEPARTMENT OF PUBLIC
WORKS
201 4th Street SE Room 108
Rochester, MN 55904-3740
507-287-7800
FAX – 507-281-6216

FROM: Mark E. Baker

DATE: 7/16/03

The Department of Public Works has reviewed the application for Final Plat #03-22, for the Chateau First Replat (replat of Lot 3, Block 1, Chateau Subdivision). The following are Public Works comments on this request:

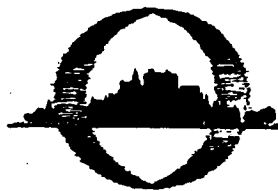
1. The extension of sanitary sewer to serve this property, if done as a City project, will require the prior execution of a Contribution Agreement by the benefiting property Owner(s). The Owner's consulting engineer has indicated that they anticipate gaining sewer service from within the existing subdivision, or from the existing sewer in North Broadway Avenue.
2. If the extension of public watermain and/or the addition of hydrant(s) is required, then execution of a City-Owner Contract will be required prior to development of proposed Lot 2, Block 1.
3. Access to Lot 2 shall be internal from within this subdivision, or from Chataeu Subdivision. No direct access is permitted from East Circle Dr NE.

Development Charges applicable to this Property include (rate in place through 7/31/03):

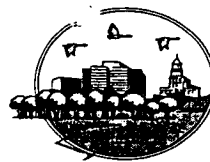
- ❖ Sewer Availability Charge (SAC) @ \$1790.25 per acre
- ❖ Water Availability Charge (WAC) @ \$1790.25 per acre

Note: The SAC & WAC charges will be due within 30 days invoicing by the City, prior to development, re-development of each Lot, or through the City-Owner Contract process if required.

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COUNTY OF
Olmsted



Rochester-Olmsted Planning Department
GIS/Addressing Division
2122 Campus Drive SE
Rochester, MN 55904-4744
Phone: (507) 285-8232
Fax: (507) 287-2275

PLAT REFERRAL RESPONSE

DATE: July 8, 2003

TO: Jennifer Garness

FROM: Randy Growden
GIS/Addressing Staff
Rochester-Olmsted County
Planning Department

CC: Pam Hameister, Wendy Von Wald;

RE: CHATEAU FIRST REPLAT

UPON REVIEW OF THIS PLAT THE FOLLOWING FEES ARE REQUIRED TO BE PAID BEFORE THE PLAT IS RECORDED. THIS APPLIES TO ALL PLATS RECORDED ON OR AFTER JUNE 1, 2003.

E911 ADDRESSING FEE: \$20.00 (1 LOTS/ADDRESSES)

GIS IMPACT FEE: \$210.00 (2 LOTS/OUTLOTS)

Notes: 1. Additional E911 Addressing fees may be required upon Site Plan review.
2. Final Plats must be legally recorded before request for address Applications are submitted to E911 Addressing Staff-Rochester/Olmsted County Planning Dept.

Note: Only one lot considered for addressing, as lot one of this plat is where Shopko North is and already has an address.

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Garness Jennifer

From: Julia Schletty [jschlet@qwest.com]
Sent: Monday, July 07, 2003 2:09 PM
To: Garness Jennifer
Subject: Re: Referral Comments Requested - Final Plat #03-22 Chateau First Replat

JENNIFER,

QWEST does not have any objections, but recommends a "public utility easement" along the south-easterly side of lot 2. There appears to to a 10' electrical easement along the adjacent property, but one should be available for all utilities. Especially, if another lot is to be developed to the north in the future.

Julie Schletty
Qwest Engineer

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July 8, 2003

Rochester-Olmsted
CONSOLIDATED PLANNING DEPARTMENT
2122 Campus Drive SE
Rochester, MN 55904-7996

REFERENCE: Final Plat #03-22 by GAC & M Properties, LLC to be known as Chateau First Replat re-subdividing Lot 3, Block 1 Chateau Subdivision into 2 lots for development.

Dear Ms. Garness:

Our review of the referenced final plat is complete and our comments follow:

1. Direct water service is not available to Lot 2. A utility easement is required for either a private water service or a public water main extension crossing Lot 1 to serve Lot 2. We have not yet reviewed any plans to serve this lot with water.

Please contact us at 507-280-1600 if you have questions.

Very truly yours,

Donn Richardson
Water

C: Doug Rovang, RPU
Mike Engle, RPU
Mark Baker, City Public Works
Vance Swisher, Fire Prevention
GAC & M Properties, LLC
McGhie & Betts, Inc.



Minnesota Department of Transportation

Minnesota Department of Transportation - District 6

Mail Stop 060
2900 48th Street N.W.
Rochester, MN 55901-5848

Office Tel: 507-280-2913

Fax: 507-285-7355

E-mail: dale.maul@dot.state.mn.us

July 10, 2003

Jennifer Garness
Rochester-Olmsted Planning Department
2122 Campus Drive SE – Suite 100
Rochester, MN 55904

Re: Final Plat #03-22 to be known as Chateau First Replat by GAC & M Properties, LLC.
The applicant is proposing to re-subdivide Lot 3, Block 1 Chateau Subdivision into 2 lots for development. The property is located along the north side of East Circle Drive NE (CSAH 22) and along the east side of US 63.

Dear Ms. Garness:

The Minnesota Department of Transportation (Mn/DOT) has reviewed the Chateau First Replat proposal by GAC & M Properties, LLC. Mn/DOT requests that all City set back regulations be implemented to ensure the proper sight distances at the Intersection of US 63 and CSAH 22.

Thank you for the opportunity to comment on this proposal. Please contact Fred Sandal, Principal Planner, at (507) 285-7369 or Debbie Persoon-Bement, Plan and Plat Coordinator, at (507) 281-7777 with any questions you may have.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dale E. Maul'.

Dale E. Maul
Planning Director

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